145.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,086,900 / 1,086,900
					USE VALUE:	1,086,900 / 1,086,900
					ASSESSED:	1,086,900 / 1,086,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE JOONHAK
Owner 2:	PARK ELIZABETH S
Owner 3:	
Street 1:	4 WALL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	4 WALL LLC -
Owner 2:	-
Street 1:	6 LANARK RD UNIT 4
Twn/City:	BROOKLINE
St/Prov:	MA Cntry:
Postal:	02446

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Aluminum Exterior and 2884 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	599,700		487,200	1,086,900
Total Card	0.145	599,700		487,200	1,086,900
Total Parcel	0.145	599,700		487,200	1,086,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.92 | /Parcel: 376.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

95266

GIS Ref

GIS Ref

Insp Date

05/30/19

!11355!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	599,700	0	6,300.	487,200	1,086,900	1,086,900	Year End Roll	12/18/2019
2019	101	FV	208,200	0	6,300.	456,800	665,000	665,000	Year End Roll	1/3/2019
2018	101	FV	208,200	0	6,300.	377,600	585,800	585,800	Year End Roll	12/20/2017
2017	101	FV	208,200	0	6,300.	347,100	555,300	555,300	Year End Roll	1/3/2017
2016	101	FV	208,200	0	6,300.	316,700	524,900	524,900	Year End	1/4/2016
2015	101	FV	195,300	0	6,300.	310,600	505,900	505,900	Year End Roll	12/11/2014
2014	101	FV	195,300	0	6,300.	288,700	484,000	484,000	Year End Roll	12/16/2013
2013	101	FV	195,300	0	6,300.	274,700	470,000	470,000		12/13/2012

PRINT

Date	Time
12/11/20	01:32:11

LAST REV

Date	Time
12/20/19	09:33:56

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11355

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
4 WALL LLC,	72123-495		1/14/2019		1,150,000	No	No		
COLUMBO SHARON,	69682-329		7/28/2017	Convenience	99	No	No		
JIANG PEI,	69682-324		7/28/2017	Forclosure	530,000	No	No		
ALLYN MARK A	31600-310		7/12/2000		284,000	No	No		
GROSS JOHN	29261-192		10/23/1998		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	95266
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2019	1134	Solar Pa	26,000	C				
6/5/2018	738	Inter Fi	112,690	O				nterior finish - s
5/31/2018	731	Heat App	10,000	C				
2/28/2018	216	Addition	97,295	O				
2/21/2018	189	Inter-De	3,000	C				
12/11/2017	1629	Inter-De	18,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2019	Measured	DGM	D Mann
5/30/2019	Permit Visit	DGM	D Mann
4/19/2018	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	355	PATRIOT
10/29/2000	MLS	MM	Mary M
12/7/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA: 0.14463 | Total SF/SM: 6300 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 487,202 | Spl Credit | Total: 487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1938	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15287352
Const Adj.:	0.99495000
Adj $ / SQ:	143.381
Other Features:	117011
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	605738
Depreciation:	6057
Depreciated Total:	599681

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

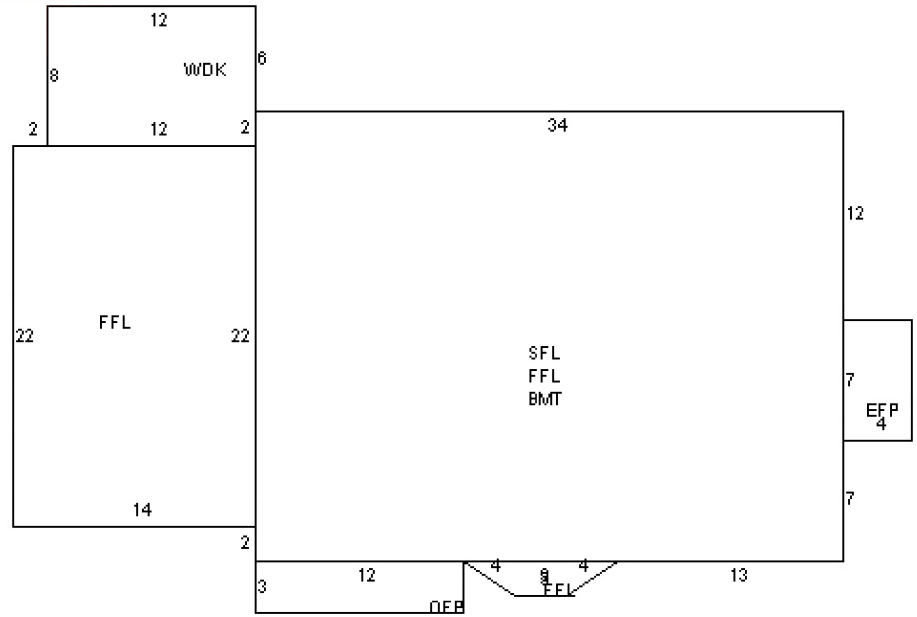
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,204	143.380	172,631
BMT	Basement	884	89.470	79,091
SFL	Second Floor	884	143.380	126,749
WDK	Deck	96	15.920	1,528
OFP	Open Porch	36	43.780	1,576
EFP	Enclos Porch	28	72.230	2,023

Net Sketched Area:	3,132	Total:	
Size Ad	2088	Gross Are	5696
FinArea	2884		

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	

COMPARABLE SALES

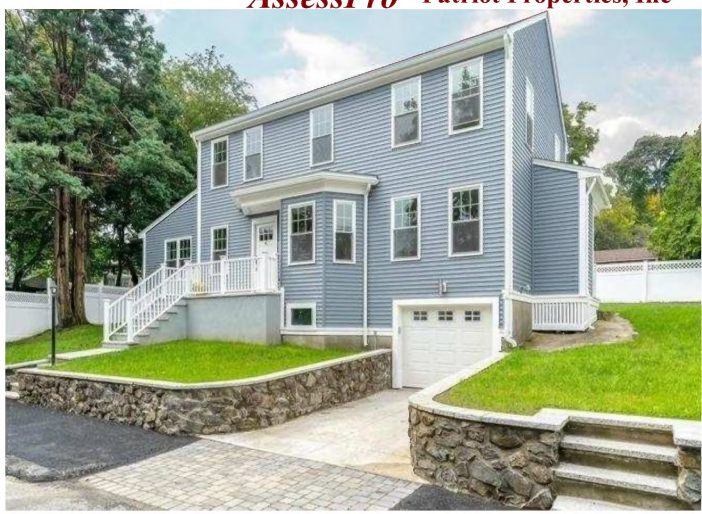
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.49
Special Features:	0	Val/Su Net:	191.48
Final Total:	599700	Val/Su SzAd	287.21

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	